

COULTERS[©]

8 LESLIE WAY

DUNBAR, EAST LOTHIAN, EH42 1GP

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a highly regarded modern development, 8 Leslie Way is an impressive five bedroom detached family home, ideally situated within the popular coastal town of Dunbar, close to an excellent range of local amenities, schooling and the train station.

Peacefully positioned at the end of a quiet cul-de-sac, the property enjoys a lovely enclosed south facing rear garden, integral double garage and generous driveway parking.



KEY FEATURES



Contemporary detached family house



Five bedrooms, one with en-suite



Delightful south facing private garden



Integral garage and driveway



Peacefully located close to local amenities and transport links



Well presented, generously proportioned accommodation



EPC Rating - C



Council Tax Band - G



The bright and generously proportioned accommodation is arranged over two floors and is ideally suited to modern family living. On the ground floor, a welcoming entrance hall leads to a spacious dual aspect sitting room featuring a gas flame effect fire and sliding doors opening onto the paved terrace and garden beyond. The well-appointed kitchen/dining room is fitted with an excellent range of units, granite worktops and integrated appliances, with ample space for family dining and French doors providing direct access to the garden. A useful utility room offers access to the garage, and a cloakroom WC completes the ground floor accommodation.

A carpeted staircase rises to an attractive galleried landing with a balcony overlooking the front of the property. The principal bedroom benefits from a generous en-suite bathroom, while there are four further bedrooms and a family bathroom. The property further benefits from gas central heating and double glazing throughout.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.



EXTRAS

All fitted floor coverings, carpets, curtains, blinds, induction hob, oven, steam oven, warming drawer, vacuum drawer, integrated coffee machine, fridge/freezer and the dishwasher are included in the sales price. The development is factored and maintained by a Residents' Association, annual fees are approximately £150.

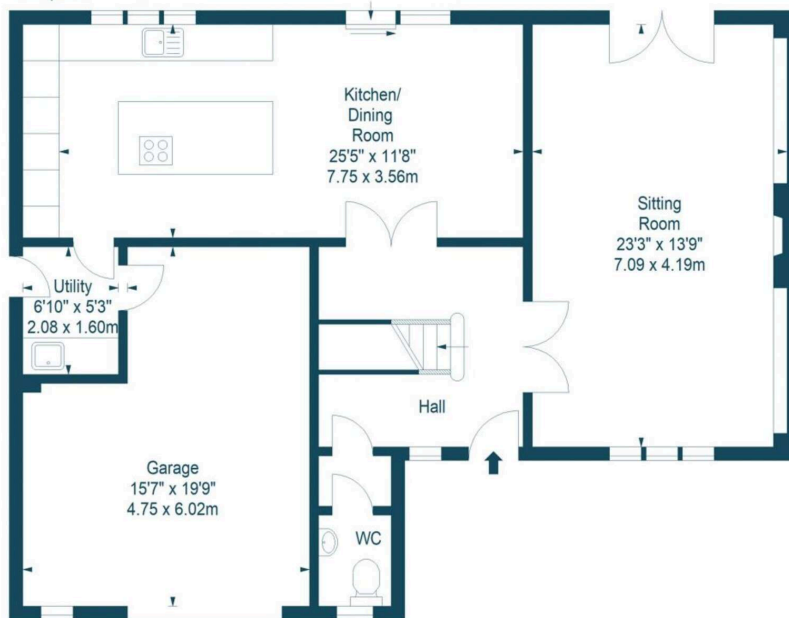
HOME REPORT VALUATION: £565,000



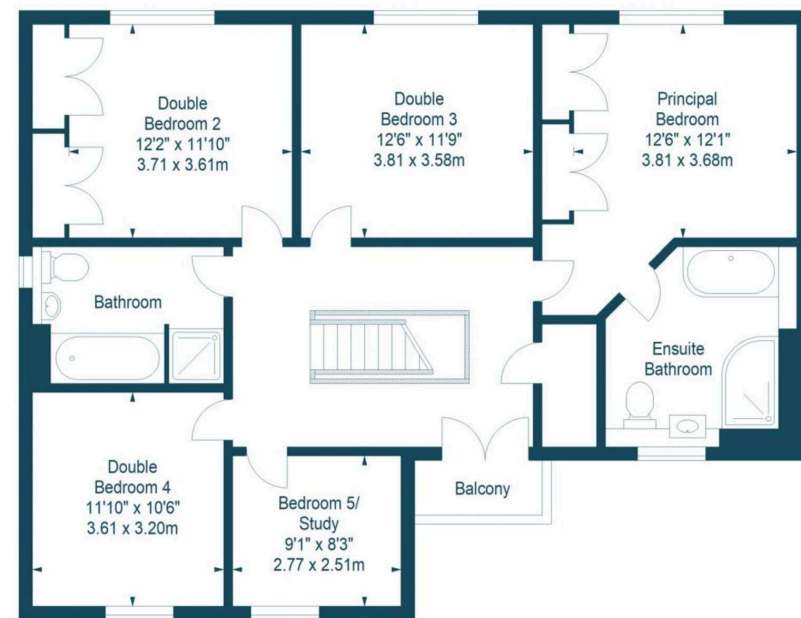
Leslie Way,
Dunbar,
East Lothian, EH42 1GP



Approx. Gross Internal Area
2092 Sq Ft - 194.35 Sq M
Garage
Approx. Gross Internal Area
200 Sq Ft - 18.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.